



120 East Main | Price, Utah 84501 | (435) 636-3260

## FACTORY BUILT HOMES ON PRIVATE LOTS



### ***CARBON COUNTY PLANNING DEPARTMENT***

*Dave Levanger, Building Official*  
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**CARBON COUNTY BUILDING DEPARTMENT**  
**FACTORY BUILT HOMES ON PRIVATE LOT Checklist**

*PLEASE SUBMIT THE FOLLOWING FOR YOUR PERMIT:*

- ☐ Completed and signed permit application, including the contractor's name and license number, or:
- ☐ A signed and notarized Owner/Builder Certification Form, if a do-it yourselfer
- ☐ List the make, model, serial number and dimensions of home on the application
- ☐ A site plan drawn to scale on 8 ½" x 11" paper showing lot shape and dimensions, showing the street, front of the lot, and the set backs to property lines of all existing and proposed structures, utilities, and septic system, including the drain field, if applicable. Cabins in the MR and WS zones require a natural buildable site of 20,000 square feet having slopes less than 30 percent, or:
- ☐ If you are building in Scofield Town, Helper, Wellington, or Sunnyside you must provide proof of city zoning approval.
- ☐ 2 sets of plans drawn to scale (not less than 1/4" = 1') showing:
  - a. Footing and foundation plan
- ☐ Engineered **WET** stamped plans are required for all structures in the Scofield area **D0** Seismic zone. Copies will not be accepted.
- ☐ Proof of fees paid:
  - Water** connection from PRWID (637-6350)  
If central culinary water is not available, spring or well approval from Utah State Engineer, Marc Stilson (613-3750)
  - Sewer hook-up** from PRWID (637-6350) or for the Scofield Reservoir Special Service District (637-3543) If area is not served by sewer, Individual Wastewater (**septic**) approval and permit must be obtained from Southeast Utah Health District, Dr. Bjork (637-3671)

*NO APPLICATIONS WILL BE ACCEPTED WITHOUT ALL OF THE ITEMS THAT ARE LISTED ABOVE. 15 BUSINESS DAYS ARE NORMALLY REQUIRED TO PROCESS YOUR APPLICATION FOR APPROVAL*

When applying for a building permit in the unincorporated area of Carbon County a signed Road Encroachment agreement must also submitted to the County Road Shop (636-3268)

Dear Applicant:

These homes are constructed in a factory and delivered to the job site. Manufactured Homes are sometime confused with Modular Homes which are constructed to the same codes used in stick built homes. Utah Law defines the two most common factory built homes as:

1. **“Manufactured Home”** means a transportable factory built housing unit constructed on or after June 15, 1976, according to the HUD Code, in one or more sections, which:
  - (i) In the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or where erected on site, is 400 or more square feet; and
  - (ii) Is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
2. **“Modular Unit”** means a structure built from sections which are manufactured in accordance with the construction standards adopted pursuant to Section **58-56-4** and transported to a building site, the purpose of which is for human habitation, occupancy, or use.

Carbon County has adopted codes and ordinances regulating the installation and taxation of manufactured and modular housing. Your manufactured home was constructed to a Federal HUD Standard and is inspected at the factory. These homes bear a HUD label and have been inspected at the factory for compliance with HUD building, plumbing, electrical, and mechanical codes as a unit. Carbon County is responsible to ensure that the Manufactured Home and the Modular Unit is properly situated on the lot for the zoning district it is located in, the home setup, and the proper connections to utilities.

Carbon County will issue permits for HUD labeled homes constructed after June 15, 1976 on permanent foundations on private lots. Homes constructed prior to June 15, 1976 may NOT be set up in Carbon County.

**Work exempt from a building permit includes:**

Agricultural buildings that meet the requirements for the Utah agricultural building exemption

Sheds and structures under 200 square feet

Fences not over 6 feet high

Retaining walls that are not over 4 feet high from bottom of footing to top of wall

Sidewalks and driveways

Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work

Prefabricated swimming pools less than 24 inches deep

Swings and playground equipment

Window awnings supported by an exterior wall

*Agricultural buildings, sheds and structures that are less than 200 square feet will require zoning approval for setbacks*

Additional forms & guides available on line at <http://www.carbon.utah.gov/pandz/index.htm>

## MANUFACTURED HOME SETUPS

### WIND ANCHORS:

Anchors (tie downs) shall be installed on each manufactured home.

### PORCHES, STAIRS, LANDINGS:

#### EXAMPLE OF MINIMUM STANDARDS:

4-2-96

